

City Staff Report

Report Date: February 27, 2018

Meeting Date: March 6, 2018

File No.: OCPZZ2017-25

To: City Manager

From: Director of Development Services

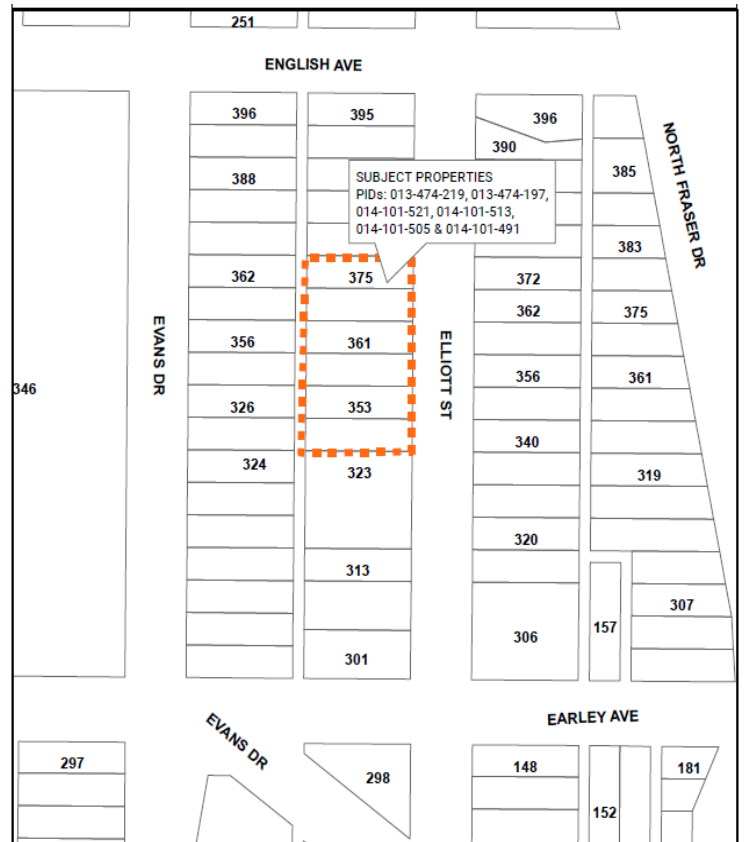
Subject: **NEW** Elliott Street Supportive Housing Development Proposal – Supportive Housing with No Shelter.

Purpose

To consider a revised Elliott Street Supportive Housing development proposal.

Summary

- Following significant public process regarding the development of Elliott Street for a supportive housing and shelter facility, BC Housing through their project manager, JTW Consulting, have revised their development plans.
- The revised plans remove the short stay shelter and emergency shelter components of the development and include 32 units of supportive housing with space for staff, programming on the first floor as well as common facilities.
- The floor plans will continue to be for a three storey building although the footprint of the building may be reduced.
- The residential units will all be self-contained one bedroom units with full washroom and kitchen facilities sharing common laundry rooms.
- BC Housing currently has a request for proposals out for an operator of this facility. Once the operator has been determined the exact needs for the first floor will be determined and finalized floor plans will be developed.
- Following consultation and further scheduling with BC Housing Staff will propose a time for an open house and set the public hearing date.



Recommendation

THAT Council rescinds first reading for Official Community Plan Amendment Bylaw No. 1829 and rescinds first reading for Zoning Amendment Bylaw No. 1830

AND THAT Council stands down Official Community Plan Amendment Bylaw No. 1829 and stands down Zoning Amendment Bylaw No. 1830 as the first development proposal will not be proceeding;



- The institutional uses are directly related to the residential use, including uses such as medical care, meal provision, exercise facilities, and daycare facilities.
- However, as the development is a significant change to the surrounding character of the area, the site and landscaping plans will need to be carefully reviewed at the Development Permit stage to ensure adequate site planning and building design.
- Multi-family housing development in single detached neighbourhoods can fit well if they:
 - Have high quality landscaping.
 - Use careful design to create privacy from the street and adjacent properties.
 - Pay attention to daylight angles.
 - Manage off-street parking well; and
 - Use a variety of colours and materials.

Required OCP Consultation:

The proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. It needs to be considered if the consultation with one or more persons, organizations and authorities should early and ongoing and consider specifically if consultation with the following groups is required:

- (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- (ii) the board of any regional district that is adjacent to the area covered by the plan;
- (iii) the council of any municipality that is adjacent to the area covered by the plan;
- (iv) first nations;
- (v) boards of education, greater boards and improvement district boards;
- (vi) the Provincial and federal governments and their agencies.

This consultation must be considered in addition to the public hearing.

As this process has been underway for over a year, staff suggest that many of the groups have been engaged and are aware of the continuing process. Notice of the changes to the proposal, time and date of the open house to gain additional information on the proposal should be sent to the following parties: Cariboo Regional District, L'htako Dene Nation, Nazko First Nation, Native Friendship Centre, Northern Health, and School District #28 in addition to including notice of the open house in the notice of the public hearing to the Riverview Neighbourhood.

Zoning Bylaw Analysis

Locating the facility within the existing P-1 (Civic Assembly and Institutional) zoning is appropriate for the following reasons:

1. The purpose of the zone is to develop land for community services and facilities typically operated by a government agency or non-profit organization;
2. The maximum height would permit a three storey building;
3. Based on conceptual plans, the lot coverage and setbacks fit the proposed zoning; however, these will need to be further reviewed at the Development Permit stage to confirm whether any variances for the building are required as plans are still conceptual.

Staff are recommending a spot zone to allow the supportive housing use on this property alone however as there are a number of sites within the community that are P-1 that have transitioning uses. Staff would prefer additional time to review these sites to determine if this use would be appropriate at those locations.



Text amendments are also required to the zoning bylaw to clarify the intent of the existing “assisted/supportive residential living” use (already permitted in P-1 zone) by creating two separate definitions as follows:

ASSISTED RESIDENTIAL LIVING means a premises, or part of a premises, other than a community care facility, according to the definition of ‘assisted living residence’ in the *Community Care and Assisted Living Act*.

SUPPORTIVE HOUSING means a facility that provides independent housing operated by a government agency or non-profit society that provides a range of non-clinical supports such as life-skills training; connections to primary health care, mental health or substance abuse services.

PARKING VARIANCE: A variance for reduced parking is anticipated as conceptual plans show 16 parking spaces proposed. Staff is willing to consider a reduction in parking due to the targeted demographic and location of this facility with respect to amenities. It is anticipated there will be a maximum of six staff members on site during the day and a maximum of 3 in-reach support workers. This leaves six spaces for tenant visitors which is deemed to be sufficient.

Additional tools recommended to be used:

1. Housing Agreement

The Housing Agreement is between the City and BC Housing. It is adopted by bylaw and is registered on title. Its intent is to require provisions around the administration and management of the housing units. Specifically staff recommends requiring the following as a minimum in the housing agreement:

- 1) Require that the operator of said housing establish and keep in good standing a Good Neighbour Agreement with the City and other identified community partners (ie. City, RCMP, Northern Health, School District, etc.).
- 2) Provide management expectations on the operation of the housing units including:
 - require 24 hour 7 day a week supervision of the facility;
 - require the owner to ensure any tenant of independent units to be required to sign a rental agreement under the Residential Tenancy Act with a crime free addendum;
 - require that no support services be offered to clientele on the site other than to the residents of the units or shelter beds.

2. Good Neighbour Agreement

Good Neighbour Agreements are utilized when there is a proposal for a development that is anticipated to have some externalities. The agreement typically develops a process by which stakeholders may get any concerns or issues addressed. Typically it is coordinated by the operator of the facility and is managed by a committee of stakeholders.

The agreement:

- 1) sets out expectations for the facility, as well as the stakeholders;
- 2) lays out an ongoing communications plan with stakeholders and public;
- 3) ensures there is a clear process for obtaining and handling complaints; and
- 4) defines a process for conflict resolution.



IV Site Review:

Site Characteristics

Location	Elliott Street (south of Northern Health building)
Site Area	2,118 m ² (0.2118 ha) – 6 lots south of Northern Health building.
Current Use	Vacant (some overflow parking use)
Zoning	P-1 (Civic Assembly and Institutional)
Official Community Plan Land Use Designation	SFR (Single Family Residential)
Development Permit Area	West Quesnel
Servicing	City water and sewer available to property; storm drainage to be confirmed and approved by public works

Surrounding Land Uses

North	Northern Health Authority building
East	Single detached residences, riverfront trail
South	Vacant land and single detached residences
West	Single detached residences and Riverview Elementary School

Access and Traffic

- There is access to the site via Elliott Street and a rear laneway.
- The rear laneway is narrower than the standard 6 metre width at about 13 feet or 3.96 m, is at a considerably higher elevation than the development site, and slopes significantly upward travelling southwards.
- Access permits will be required to evaluate the proposed accesses.

Floodplain

- The proponent is aware that the site is entirely within the 200 year floodplain based on numerous conversations with Staff.
- Staff has provided the required floodplain setbacks and flood levels and a legal survey has been prepared by McElhanney Associates on the floodplain aspect of this development.
- The development meets the required floodplain setback, but the land is below the required elevations. The building will need to be constructed to the appropriate elevations which will be reviewed at the Building Permit stage.

Lot Consolidation

- A lot consolidation will need to occur prior to the Building Permit approval for the entire new development site from lots 8 to 13.

Subdivision Servicing Bylaw

- The property is presently serviced with City water and sewer.
- Once the project is in the more detailed design phase, the size of the water service required will be provided to the City for a cost estimate.
- A drainage plan must be provided to the City for review.
- There is an existing sidewalk abutting the development site, as well as overhead power and street lighting.



The anticipated schedule for consideration of this OCP/Zoning Amendment process is:

March 6, 2018:	1st Reading of Bylaws
TBD:	Consultation Finalized
TBD:	Public Hearing
TBD:	Housing Agreement Finalization
TBD:	Council consideration of second and third readings of the bylaws
TBD	Development Permit Review (Variance consideration);
TBD	Final bylaw consideration

Attachments

- 1) Revised Development Intent Letter for Elliott Street, Quesnel.
- 2) Official Community Plan Amendment Bylaw No. 1848
- 3) Zoning Amendment Bylaw No. 1849